

TOWN OF THOMPSON  
ZONING BOARD OF APPEALS  
January 13, 2026

IN ATTENDANCE: Richard McClernon, Chairman	Darren Miller, Alternate
Jay Mendels	Steve Vegliante, Attorney
Sean Walker	Laura Eppers, Secretary
Cindy Ruff	Jim Carnell, Building, Planning, & Zoning
Phyllis Perry	

Chairman McClernon called the meeting to order at 7:00 p.m. with the Pledge to the Flag.

A motion to approve the December 9, 2025 minutes was made by Jay Mendels and second by Sean Walker.

All in favor, 0 opposed

**APPLICANT: AYOMA**

118 Hilltop Road  
Monticello, NY  
S/B/L: 27.-1-11.25  
Jacob Billig, Project Attorney  
Bradley Cleverly, Project Engineer

This application is in front of the Board tonight for a use interpretation.

Steve Vegliante explained that this project is also in front of the Planning Board for site plan review/approval. They referred the project to a work session where it was determined that the proposed use would need an interpretation. Project originally proposed a camp ground use, but realized they do not fit the Town's definition, so they pivoted to an inn. An inn is an allowed use in the district, but is not defined in the code.

Jacob Billig explained that they have submitted documentation supporting their request; including, but not limited to, definitions from two different dictionaries and other townships definition of an inn. They feel the proposed project fits the definition of an inn.

The Board had the following questions/comments:

- Will the units be tents or something more permanent?

Jacob Billig advised that they will be higher end cabins.

- What will the square footage of the cabins be?

Jacob Billig advised that they will be approximately 550 square feet.

- Will there be water/sewer to each unit?

Jacob Billig confirmed there will be.

- Will the units have a fireplace or woodstove?

Jacob Billig advised they are not sure yet.

- Sounds like these could be turned into long term rentals easily.

Jacob Billig advised that they will be used as short-term rentals only. Steve Vegliante added that long-term rentals would change the use and the project would have to go back to the Planning Board for that change.

- Will there be a restaurant on-site?

Jacob Billig confirmed that there will be.

- Will there be a year-round maintenance person on-site?

Jacob Billig advised that they have not discussed that yet, but it would make sense to have someone on-site year-round.

- Will the project be built in phases?

Jacob Billig advised that is the expectation.

- Feels this will be a beautiful project.

No further questions/comments from the Board.

A motion that the proposed project fits the definition of an inn, as presented, was made by Jay Mendels and second by Sean Walker.

All in favor, 0 opposed

#### **APPLICANT: 357 FRASER ROAD**

357 Fraser Road  
Monticello, NY  
S/B/L: 10.-3-5

This application and public hearing were held open from last month's meeting.

There was no one in attendance at the time the application was called.

A motion to take the agenda out of order, to give the applicant time to arrive, was made by Jay Mendels and second by Cindy Ruff.

All in favor, 0 opposed

#### **APPLICANT: 572 KATRINA FALLS RD**

572 Katrina Falls Road  
Rock Hill, NY  
S/B/L: 63.-1-14  
Michael Montibello, Applicant

Applicant is requesting an Area Variance from §250-9 of the Town of Thompson Zoning Code for (1) Front yard setback from required 50'-0" to proposed 30'-0" (2) One side yard setback from required 20'-0" to proposed 10'-0" (3) One side yard setback from required 20'-0" to proposed 16'-0" (4) Combined side yard setbacks from required 50'-0" to proposed 26'-0" (5) Percent of lot coverage from required

10% to proposed 16.8%. Property is located at 572 Katrina Falls Road, Rock Hill, NY. S/B/L: 63.-1-14. In the Zone: RR-2

Chairman McClernon read the legal notice aloud.

Michael Montibello explained that he is looking to replace the existing mobile home on the property with a new one and make it his permanent residence.

Per Jim Carnell, the existing structure already encroaches in the setbacks and is non-conforming. Even though the new structure will decrease the non-conformities, they are proposing a different footprint, requiring them to obtain variances first.

The Board had the following questions/comments:

- Will the new structure be a modular home?

Michael Montibello advised that it will be a manufactured home.

- Is the shed shown on the plan still existing?

Michael Montibello advised it is, but it is on the neighboring property, not this one.

No further questions/comments from the Board.

The meeting was opened up to the public for comment. No public in attendance for this application.

A motion to close the public hearing was made by Jay Mendels and second by Cindy Ruff.  
All in favor, 0 opposed

The Board decided to vote on all variance requests together.

- (1) Whether benefit can be achieved by other means feasible to applicant; All voted no
- (2) Undesirable change in neighborhood character or to nearby properties; All voted no
- (3) Whether request is substantial; All voted yes
- (4) Whether request will have adverse physical or environmental effects; All voted no
- (5) Whether alleged difficulty is self-created; All voted yes

A motion to approve all variances as requested was made by Jay Mendles and second by Sean Walker.  
All in favor, 0 opposed

**APPLICANT: LANE HOUSE LLC**

9 E Glen Wild Road

Rock Hill, NY

S/B/L: 25.-1-30.1

Ronnie Liss, Property Owner

Applicant is requesting an Area Variance from §250-8 of the Town of Thompson Zoning Code for (1) Growing of crops, orchard, or nurseries from required 5 acres to proposed 4.19 acres. Property is located at 9 E Glen Wild Road, Rock Hill, NY. S/B/L: 25.-1-30.1. In the Zone: RR-1

Steve Vegliante was recused.

Chairman McClernon read the legal notice aloud.

Ronnie Liss explained that the requested variance was previously approved, on June 11, 2024, and has since expired. He encountered a delay in obtaining his cannabis license, but has since obtained it and is now ready to proceed with the indoor growing of cannabis at this location.

The Board had the following questions/comments:

- Has anything changed since the approval was granted?

Ronnie Liss advised there has been no changes.

- Now that you have obtained the required license, how much longer until you will begin growing?

Ronnie Liss advised that if the Board is willing to regrant the variance, he is hoping to start growing as soon as possible.

- Will there be any greenhouses on the property?

Ronnie Liss advised that is not the plan at this time. He is looking to utilize the existing structure.

No further questions/comments from the Board.

The meeting was opened up to the public for comment. No public in attendance for this application.

A motion to close the public hearing was made by Jay Mendels and second by Sean Walker.

All in favor, 0 opposed

(1) Whether benefit can be achieved by other means feasible to applicant; All voted no

(2) Undesirable change in neighborhood character or to nearby properties; All voted no

(3) Whether request is substantial; All voted no

(4) Whether request will have adverse physical or environmental effects; All voted no

(5) Whether alleged difficulty is self-created; All voted yes

A motion to approve the variance as requested was made by Jay Mendels and second by Cindy Ruff.

All in favor, 0 opposed

**APPLICANT: MOONLIGHT COTTAGES – UNIT 57**

58 Rubin Road, Unit 57

Monticello, NY

S/B/L: 43.-1-23.3

Moshe Attie, Representative

Applicant is requesting an Area Variance from §250-9 of the Town of Thompson Zoning Code for (1) Cluster Development front yard setback from required 30' to proposed 21'. Property is located at 58 Rubin Road, Monticello, NY. S/B/L: 43.-1-23.3. In the Zone: RR-2

Chairman McClernon read the legal notice aloud.

Moshe Attie explained that this is an existing cluster development and unit 57 is proposing to construct an addition that will encroach into the front yard setback by 9 feet.

The Board had the following questions/comments:

- Why not just square off the building to prevent having to extend closer to the road?

Moshe Attie advised there are two units in the building and only unit 57 is looking to expand.

- HOA approval was received.
- Other units appear to have additions on the road side as well.

No further questions/comments from the Board.

The meeting was opened up to the public for comment. No public in attendance for this application.

A motion to close the public hearing was made by Jay Mendels and second by Cindy Ruff.

All in favor, 0 opposed

(1) Whether benefit can be achieved by other means feasible to applicant; All voted no

(2) Undesirable change in neighborhood character or to nearby properties; 2 voted yes (Cindy Ruff & Phyllis Perry) and 3 voted no

(3) Whether request is substantial; All voted no

(4) Whether request will have adverse physical or environmental effects; All voted no

(5) Whether alleged difficulty is self-created; All voted yes

A motion to approve the variance as requested was made by Jay Mendels and second by Phyllis Perry.

All in favor, 0 opposed

**APPLICANT: PARDESS BUNGALOW COLONY**

236 Old Liberty Road

Monticello, NY

S/B/L: 13.-1-50

Moshe Attie, Representative

Applicant is requesting an Area Variance from §250-40 of the Town of Thompson Zoning Code for (1) Summer Camp/Bungalow Colony Density from required 2 per acre to proposed 3.3 per acre (2) Bungalow Separation (Units 14 & 16) from required 25' to proposed 17.1'. Property is located at 236 Old Liberty Road, Monticello, NY. S/B/L: 13.-1-50. In the Zone: RR-1

Chairman McClernon read the legal notice aloud.

Moshe Attie explained this is a pre-existing, non-conforming bungalow colony that is currently over the allowed density. They are currently in front of the Planning Board as they are looking to expand, but require the requested variances first.

The Board had the following questions/comments:

- The current density is 3.3 units per acre?

Moshe Attie confirmed that is correct.

- Will the new proposed buildings increase that?

Moshe Attie advised that the density will not be changing as they are looking to build three new structures as well as combined 3 of the existing structures; keeping the same number of units.

- Are the little structures show on the plan also units?

Moshe Attie advised that those structures are sheds, not units.

- What are the three structures to the east?

Moshe Attie advised those structures are on the neighboring property.

- Is lot coverage okay?

Moshe Attie advised that even with the three new buildings, they are still under the allowed lot coverage.

- Concerned that the units being combined will be separated back into two units in the future causing a higher density.

Moshe Attie advised that if they want to do go that route in the future, they will have to come back to this Board. Steve Vegliante added that the Board can condition the approval on no Certificates of Compliance being issued for the new buildings until the existing units have been combined; to assure there will be the same number of units at all times.

- Are some units getting second floors?

Moshe Attie confirmed that some units are getting second floors, but that does not affect the density or lot coverage.

- Can the second floors be converted into a separate unit in the future?

Moshe Attie confirmed that they cannot be converted into separate units.

No further questions/comments from the Board.

The meeting was opened up to the public for comment.

**Anthony DeSimone**, 234 Old Liberty Road – Stated that they are good neighbors and he has no issue with the requests being made.

No further comment from the public.

A motion to close the public hearing was made by Jay Mendels and second by Phyllis Perry.  
All in favor, 0 opposed

The Board agreed to vote on all variance requests together.

(1) Whether benefit can be achieved by other means feasible to applicant; 4 voted yes and 1 voted no (Jay Mendels)

(2) Undesirable change in neighborhood character or to nearby properties; All voted no

(3) Whether request is substantial; 4 voted yes and 1 voted no (Phyllis Perry)

(4) Whether request will have adverse physical or environmental effects; All voted no

(5) Whether alleged difficulty is self-created; All voted yes

A motion to approve all variances as requested, subject to on no Certificates of Compliance being issued for the new buildings until the existing units have been combined, was made by Phyllis Perry and second by Cindy Ruff.

All in favor, 0 opposed

**APPLICANT: 357 FRASER ROAD**

357 Fraser Road  
Monticello, NY  
S/B/L: 10.-3-5

The Board called this application again, but still, no one in attendance.

Per Steve Vegliante, at this time there is no one in attendance for this application and no new information has been provided; as previously requested by the Board. It is his opinion that the applicant has failed to prosecute the application.

A motion to close the public hearing was made by Jay Mendels and second by Phyllis Perry.

All in favor, 0 opposed

(1) Whether benefit can be achieved by other means feasible to applicant; All voted yes

(2) Undesirable change in neighborhood character or to nearby properties; All voted yes

(3) Whether request is substantial; All voted yes

(4) Whether request will have adverse physical or environmental effects; 4 voted yes and 1 voted no (Jay Mendels)

(5) Whether alleged difficulty is self-created; All voted yes

A motion to deny the application was made by Jay Mendels and second by Phyllis Perry.

All in favor, 0 opposed

A motion to close the meeting at 7:56 p.m. was made by Phyllis Perry and second by Cindy Ruff.

All in favor, 0 opposed

Respectfully submitted,

Laura Eppers  
Secretary  
Town of Thompson Zoning Board of Appeals

DRAFT